

136.0

0005

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
936,100 / 936,100
936,100 / 936,100
936,100 / 936,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FONSTAD CLIFTON G & CARMENZ		
Owner 2:		
Owner 3:		
Street 1: 61 BRANTWOOD RD		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1992 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

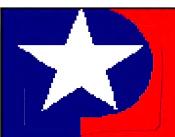
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6199		Sq. Ft.	Site		0	90.	0.98	10									545,374						545,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6199.000	388,000	2,700	545,400	936,100		87756
							GIS Ref
							GIS Ref
							Insp Date
							08/29/17


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 87756	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:00:20
apro	
10596	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,000	2700	6,199.	545,400	936,100		Year end	12/23/2021
2021	101	FV	376,400	2700	6,199.	545,400	924,500		Year End Roll	12/10/2020
2020	101	FV	376,400	2700	6,199.	545,400	924,500		924,500 Year End Roll	12/18/2019
2019	101	FV	296,300	2700	6,199.	575,700	874,700	874,700	Year End Roll	1/3/2019
2018	101	FV	296,300	2700	6,199.	424,200	723,200	723,200	Year End Roll	12/20/2017
2017	101	FV	296,300	2700	6,199.	406,000	705,000	705,000	Year End Roll	1/3/2017
2016	101	FV	296,300	2700	6,199.	375,700	674,700	674,700	Year End	1/4/2016
2015	101	FV	289,200	2700	6,199.	315,100	607,000	607,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13046-209		8/27/1976		40,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2015	1706	Re-Roof	24,000					
3/11/2013	322	Re-Roof	6,500	C				
1/11/2013	44	Manual	13,140	C				
8/9/2001	551	Porch	9,500	C				REMOVE FRONT PORCH
10/27/1992	551	Manual	44,000					REPAIR-ADD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	345	PATRIOT
5/13/2002	Permit Visit	PM	Peter M
12/30/1999	Inspected	276	PATRIOT
11/4/1999	Measured	266	PATRIOT
7/8/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

